031.0	0004	0013.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 938,200 / 938,200
					USE VALUE: 938,200 / 938,200
					ASSESSED: 938,200 / 938,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON GREG A &
Owner 2:	SPANJAARD MARLIES
Owner 3:	
Street 1:	40 ADAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GIROUX ANTOINETTE -
Owner 2:	-
Street 1:	42 ADAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,864 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2317 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4864.000	480,400	5,100	452,700	938,200
Total Card	0.112	480,400	5,100	452,700	938,200
Total Parcel	0.112	480,400	5,100	452,700	938,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.96 | /Parcel: 404.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	21844
GIS Ref	
GIS Ref	
Insp Date	10/07/17

!2609!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,300	5100	4,864.	452,700	938,100	938,100	Year End Roll	12/18/2019
2019	104	FV	376,100	5100	4,864.	481,000	862,200	862,200	Year End Roll	1/3/2019
2018	104	FV	376,100	5100	4,864.	350,900	732,100	732,100	Year End Roll	12/20/2017
2017	104	FV	331,100	5100	4,864.	305,600	641,800	641,800	Year End Roll	1/3/2017
2016	104	FV	331,100	5100	4,864.	260,300	596,500	596,500	Year End	1/4/2016
2015	104	FV	295,800	5100	4,864.	254,700	555,600	555,600	Year End Roll	12/11/2014
2014	104	FV	295,800	5100	4,864.	209,400	510,300	510,300	Year End Roll	12/16/2013
2013	104	FV	307,500	5100	4,864.	199,200	511,800	511,800		12/13/2012

PRINT

Date	Time
12/10/20	17:59:25

LAST REV

Date	Time
10/18/17	14:48:32
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2609

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIROUX ANTOINET	68630-277		12/20/2016	Estate/Div	725,000	No	No		Edmund Giroux d.o.d. 4/28/1985 bk 68630 pg 27
	8013-424		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2017	243	Redo Bat	4,800	C				
10/3/2011	1233	Porch	12,800	C				REPL REAR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	372	PATRIOT
3/14/2000	Inspected	264	PATRIOT
2/17/2000	Measured	268	PATRIOT
8/11/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21844
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4864		Sq. Ft.	Site		0	80.	1.16	1									452,737						452,700	

Total AC/HA: 0.11166 | Total SF/SM: 4864 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 452,737 | Spl Credit | Total: 452,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11708188
Const Adj.:	1.00989902
Adj $ / SQ:	191.784
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652694
Depreciation:	172311
Depreciated Total:	480383

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

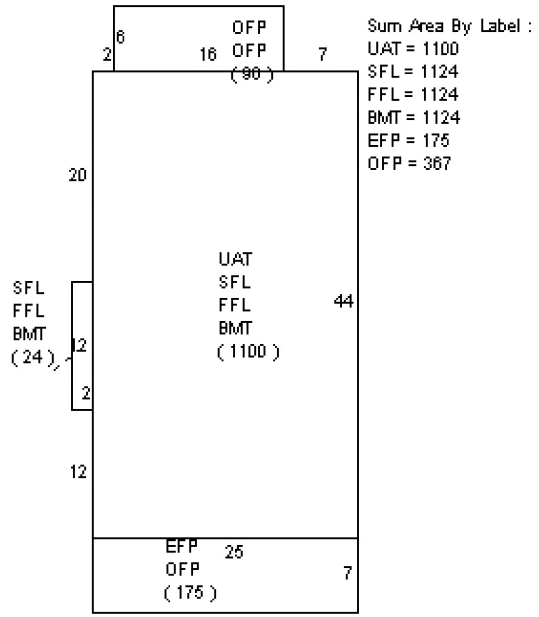
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.78
Special Features:	0	Val/Su Net:	114.68
Final Total:	480400	Val/Su SzAd	213.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,124	57.540	64,669
FFL	First Floor	1,124	191.780	215,565
SFL	Second Floor	1,124	191.780	215,565
OFP	Open Porch	367	21.200	7,782
UAT	Upper Attic	275	91.100	25,052
EFP	Enclos Porch	175	43.210	7,561

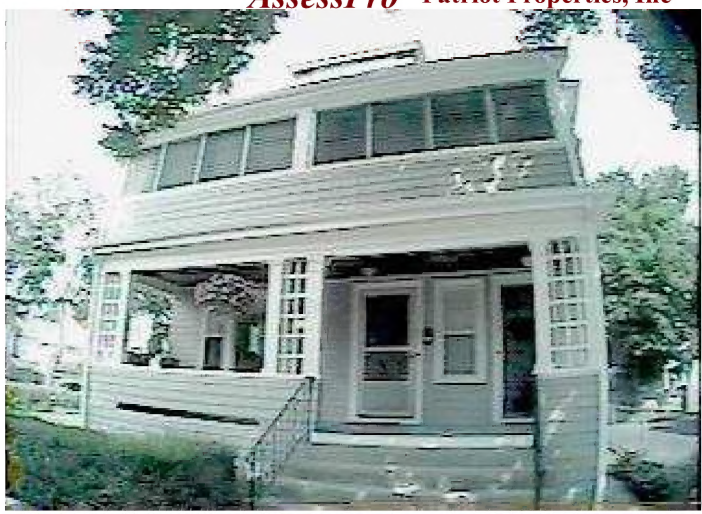
Net Sketched Area:	4,189			Total:	536,194
Size Ad	2248	Gross Are	5014	FinArea	2317

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100